

October 13, 2010

**ITEM NO. B6**

**AUTHORIZATION TO ESTABLISH AND MAINTAIN A LIST OF PRE-QUALIFIED  
HOUSING DEVELOPERS AND DEVELOPMENT TEAMS FOR  
THE HOUSING FOR CHICAGOANS EVERYWHERE (“HCE”) PROGRAM TO  
PROVIDE REPLACEMENT HOUSING UNITS TO THE CHICAGO HOUSING  
AUTHORITY FOR PUBLIC HOUSING ELIGIBLE FAMILIES**

To the Honorable Board of Commissioners:

**RECOMMENDATION**

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to establish and maintain a list of pre-qualified housing developers and development teams (“Developers”) for the Housing For Chicagoans Everywhere (“HCE”) Program to provide replacement housing units to The Chicago Housing Authority (“CHA”) for public housing eligible families. The selected Respondents to the HCE Program RFQ will have the opportunity to propose and close development transactions which dedicate public housing units under either the (“Mixed-Finance Method”) or the (“Turnkey Method”). Selected Respondents will be issued a “Letter of Qualification” and have two years from the date of the Letter of Qualification to submit proposals to the CHA. CHA may acquire units, or enter into long term leases for the units, subject to the approval of the CHA Board of Commissioners, HUD, and any other necessary approvals.

**FUNDING SOURCE**

N/A

**AWARD/PROCUREMENT INFORMATION**

<b>Mixed Finance Developers</b>	<b>Turnkey Method Developers</b>
Holsten Real Estate	D’Escoto, Inc
Brinshore Development	Three Corners LLC
VLV Development and Financial Services	eSavers, LLC ( <b>Joint Venture</b> ) Blackwell Construction DSR Group Solarcrete Energy
St. Edmunds re-Development Corp. Tria Adelfi, LLC ( <b>Joint Venture</b> )	SG Partners ( <b>Joint Venture</b> ) Senco, Inc. Galvan and Associates
Heartland Alliance Housing, Inc	Riptide Investments
The Community Builders	Team 4 Development, LLC

**RFQ Number:** 10-005180

**Contract Type:** Service

**Contract Period:** Two (2) years

**Date Advertised:** 04/27/10, 04/28/10 & 04/29/10

**Date Bids/Qualifications Opened:** 06/07/2010

**Addendum Issued:** 05/20/10 & 05/28/10

**Pre-Bid/ Qualifications Conference:** 05/10/2010

**Advertisement Publication(s):** Chicago Defender, Chicago Sun-Times & Extra Newspaper

**Number of Vendors solicited:** 60

**Number of Vendors downloaded/BuySpeed:** 85

**Number of Qualifications Received:** 16

**Number of Pick-ups:** 34

**M/W/DBE Participation:**

Signed affidavit on file

**Section 3:**

Signed affidavit on file

**EXPLANATION**

CHA requested submissions of qualifications from interested Developers to promote the development or dedication of up to approximately 1,000 public housing units in mixed income communities throughout the City of Chicago.

The HCE program is a compliment to the CHA's revitalization program. The HCE program provides the opportunity for the successful respondents to participate as either a mixed-finance developer or turnkey developer. These two development methods attract a wide range of small and large Developers.

Through the HCE Program RFQ, CHA sought developers who are interested in: 1) receiving financial assistance and/or land from CHA in return for setting aside no more than thirty-three percent (33%) of the units in each development project for public-housing eligible families Mixed Finance Method; or 2) renovating homes under a turnkey purchase agreement in return for setting aside up to 100% of the units in a scattered site for public housing/low income eligible families Turnkey Method. HCE units under consideration for new family public housing are subject to the *Gautreaux* court order. Any acquisition or long term lease is subject to HUD approval, the *Gautreaux* court order and/or any other site specific approvals.

**PROCUREMENT HISTORY**

The RFQ for Housing for Chicagoans Everywhere Program (RFQ No. 10-00518) was released on April 28, 2010. Eighty-five (85) vendors downloaded the solicitation from BuySpeed Online. The RFQ was advertised in the Chicago Sun-Times on April 27, 2010, Chicago Defender on April 28 – May 4, 2010, and the Extra Newspaper on April 29, 2010. The CHA directly solicited sixty (60) firms and thirty-four (34) firms picked up the RFQ documents. A Pre-Submittal Conference was held on May 10, 2010. Two addendums were issued on May 20, 2010 and May 28, 2010 to clarify questions raised during the Pre-Submittal Conference. The Department of Procurement and Contracts received sixteen (16) qualifications on June 7, 2010.

Based on the foregoing, it is in the best interest of CHA to maintain a list of pre-qualified housing developers, and development teams for the HCE program to provide replacement housing units to CHA for eligible public housing families. CHA will either acquire units or enter into long term leases for the units, subject to the approval of the CHA Board of Commissioners, HUD and any other necessary approvals.

**RESOLUTION NO. 2010-CHA-129**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated October 13, 2010, entitled, “Authorization to establish and maintain a list of pre-qualified housing developers and development teams for the Housing For Chicagoans Everywhere (“HCE”) Program to provide replacement housing units to the Chicago Housing Authority for public housing eligible families.”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to establish and maintain a list of pre-qualified housing developers and development teams for the Housing For Chicagoans Everywhere (“HCE”) Program to provide replacement housing units to the Chicago Housing Authority for public housing eligible families.

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